



D I S T R I C T O F C O L U M B I A

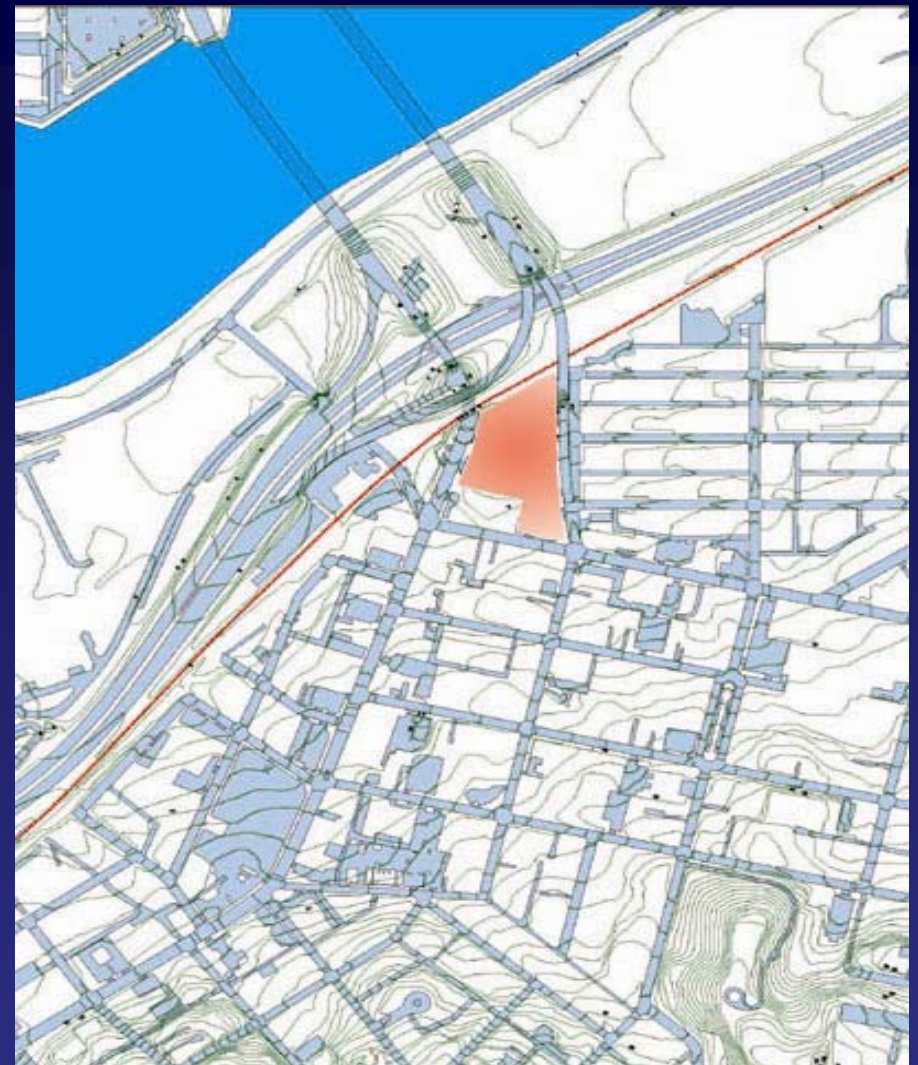
OFFICE OF PROPERTY MANAGEMENT
GOVERNMENT CENTERS

ANACOSTIA GATEWAY GOVERNMENT CENTER

OFFICE OF PROPERTY MANAGEMENT

CB RICHARD ELLIS

HEERY INTERNATIONAL



HEERY

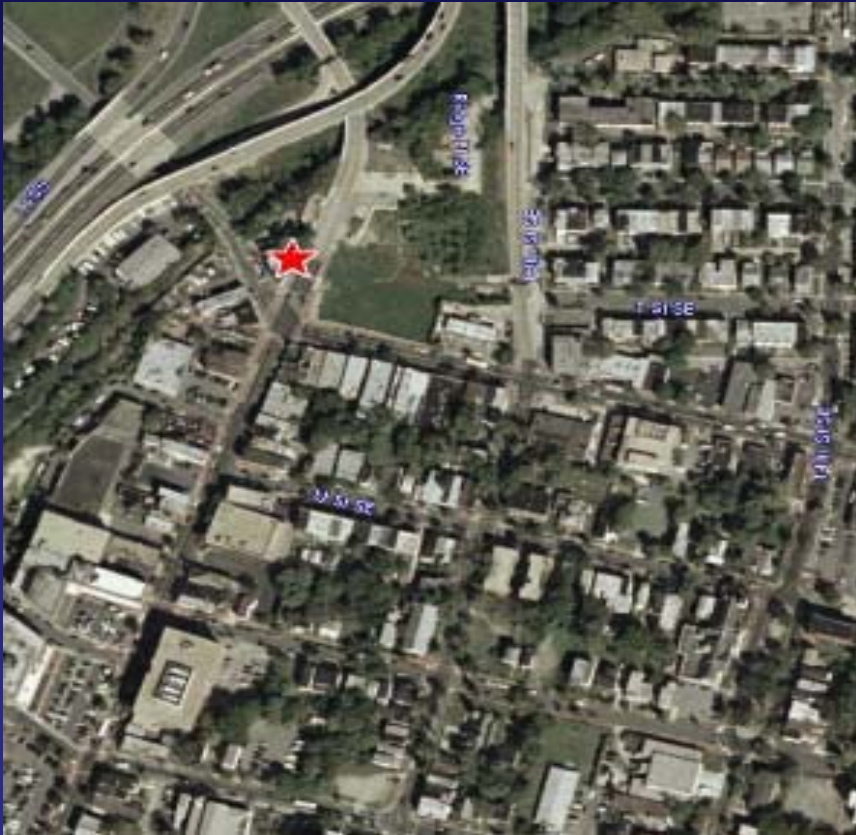
HEERY INTERNATIONAL INC.
1099 14th STREET NW SUITE 101
WASHINGTON DC 20005

SITE PHOTOGRAPHS



ANACOSTIA GATEWAY GOVERNMENT CENTER
JUNE 2005

Anacostia Gateway



- Located on northeast corner of Martin Luther King, Jr. Ave and Good Hope Road, S.E.
- Proximate to planned “light rail” line
- Historic Anacostia neighborhood
- Ward 8

Site

- Total Land Area: over 2 acres
- Existing Improvements
 - Street and alleys to be closed

Proposed Development

- New headquarters building (s) for DDOT
 - 335,000 square feet of office and storefront services (6 stories)
- Complementary development by AEDC and DRI Partners
 - 65,000 square feet of office and 1st floor retail (3 stories)

AEDC / DRI PARTNERS PROJECT

- Three Stories Above Grade With 2 Levels of Parking Below Grade
- 1st Floor Retail 14,000 SF
- Office Space 49,000 SF
- 2 Parking Levels 119 Parking Spaces
- Green Roof Terrace 2,500 SF



AEDC BUILDING

65,000 gsf
14,500 sf retail
119 parking spaces

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SITE PHOTOGRAPHS



ANACOSTIA GATEWAY GOVERNMENT CENTER
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AEDC / DRI PARTNERS PROJECT



SITE ANALYSIS



GOVERNMENT CENTER SITE SITE PLANNING INITIATIVES

INITIATIVES



MAINTAIN SCALE OF
ADJACENT
NEIGHBORHOODS



ENHANCE
GOOD HOPE ROAD
PEDESTRIAN
ENVIRONMENT



MINIMIZE IMPACT
ON EXISTING
TRAFFIC



SYMBOLIC GATEWAY
TO ANACOSTIA

OTHER SITE INITIATIVES

SCALE OF
NEIGHBORHOODS

PEDESTRIAN
ENVIRONMENT

IMPACT
ON EXISTING
TRAFFIC

GATEWAY
TO ANACOSTIA

SITE PLAN



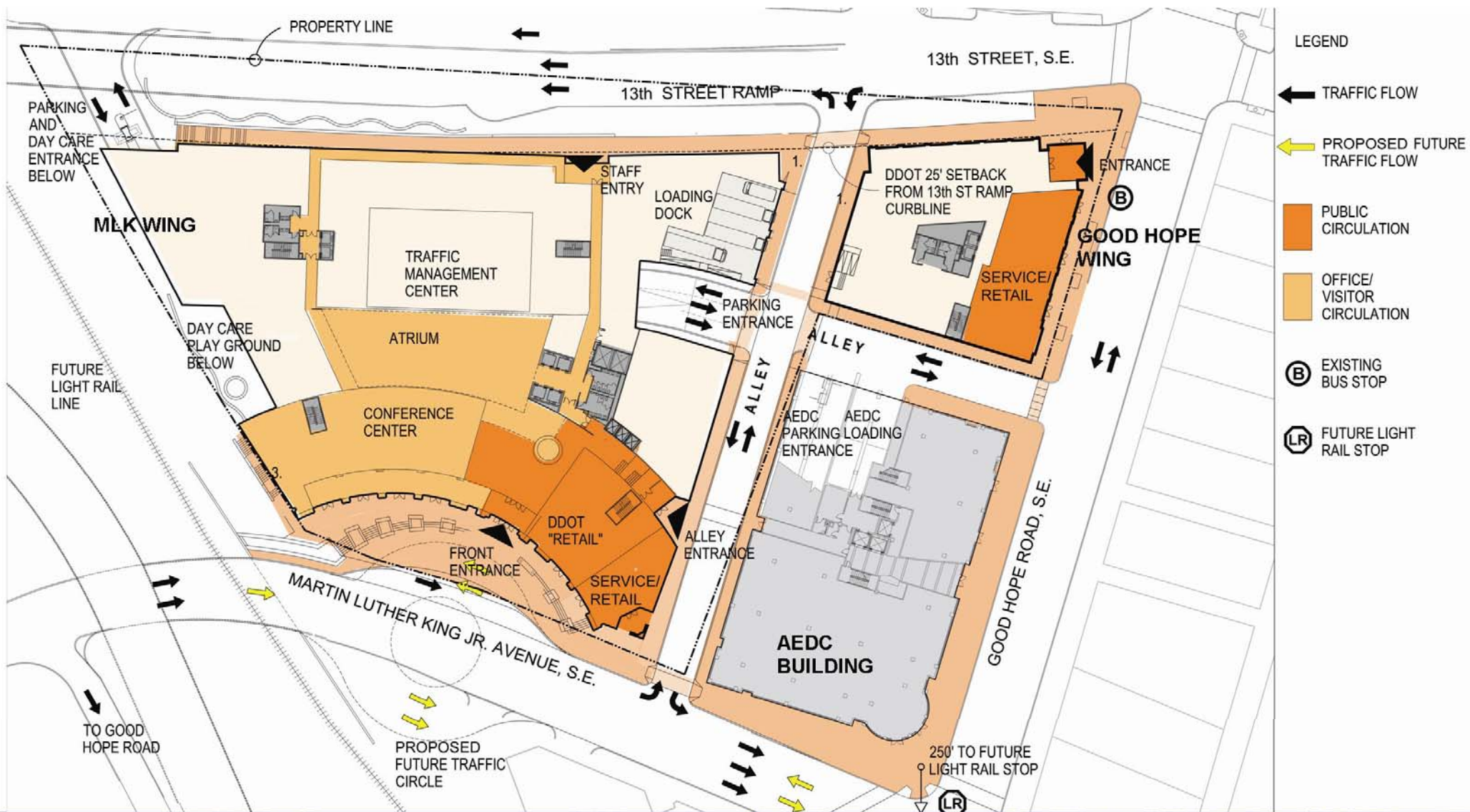
VIEW FROM FREDERICK DOUGLAS HOUSE



View from the Frederick Douglas House

Project Status

- Site design and master planning in progress
 - Coordinating with OP and DDOT to address broader goals for the neighborhood
- Community outreach effort
- DDOT programming complete
- Street and alley closing application in process
- PUD approved by zoning commission
- Anticipate project completion in 2008
- RFQ issued for Development Teams



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SITE CIRCULATION PLAN

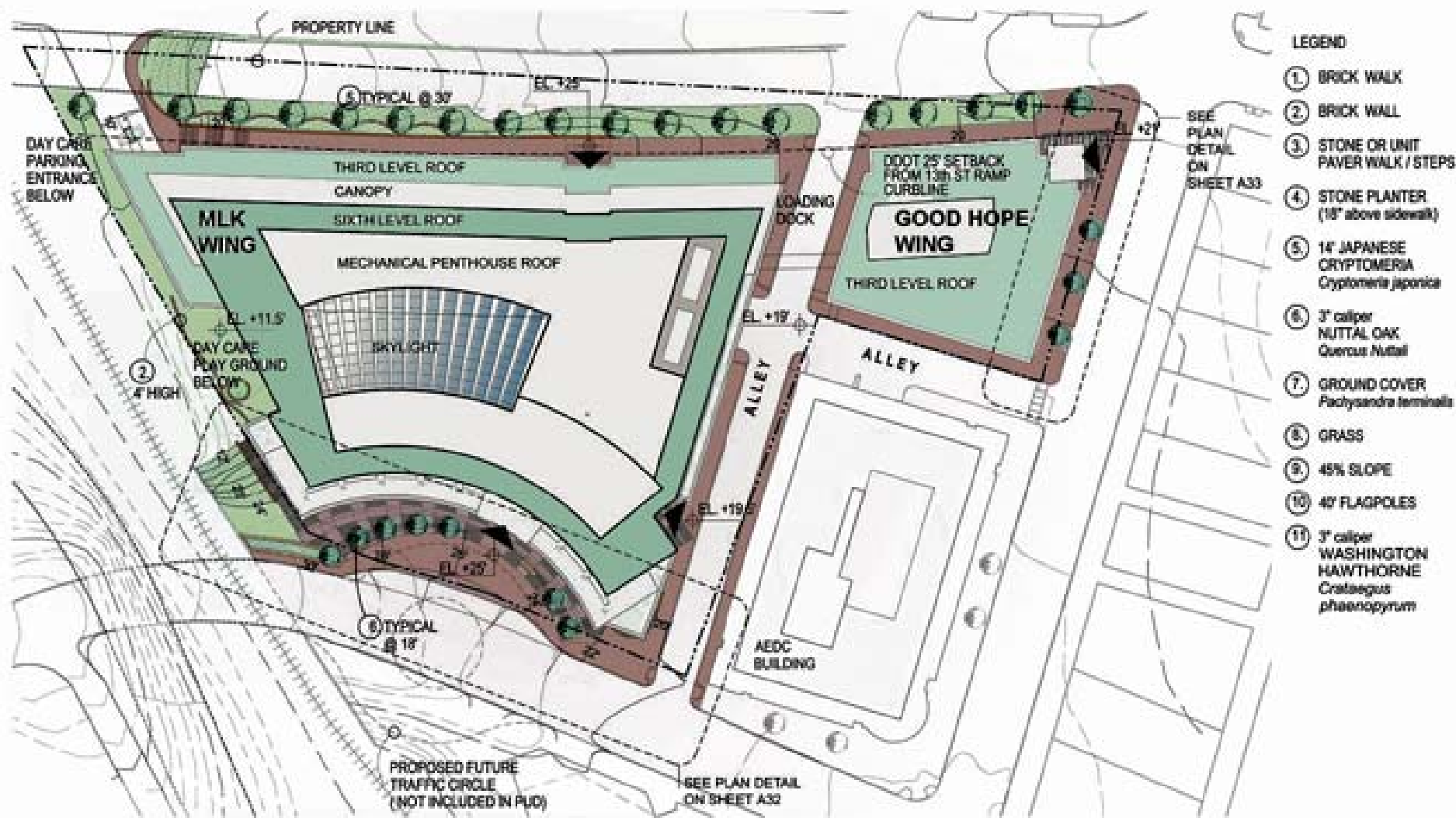


ANACOSTIA GATEWAY GOVERNMENT CENTER
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S5



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SITE PLAN



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S7



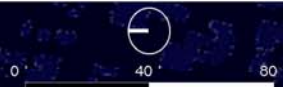
SELF PARKING
177 Spaces
- All Spaces are 9' x 19'
- Aisles are 22' wide

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PARKING LEVEL TWO — P2



ANACOSTIA GATEWAY GOVERNMENT CENTER
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A1



SELF PARKING
211 Spaces
(including 12 handicapped spaces)
- All Spaces are 9' x 19'
- Aisles are 22' wide

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PARKING LEVEL ONE — P1

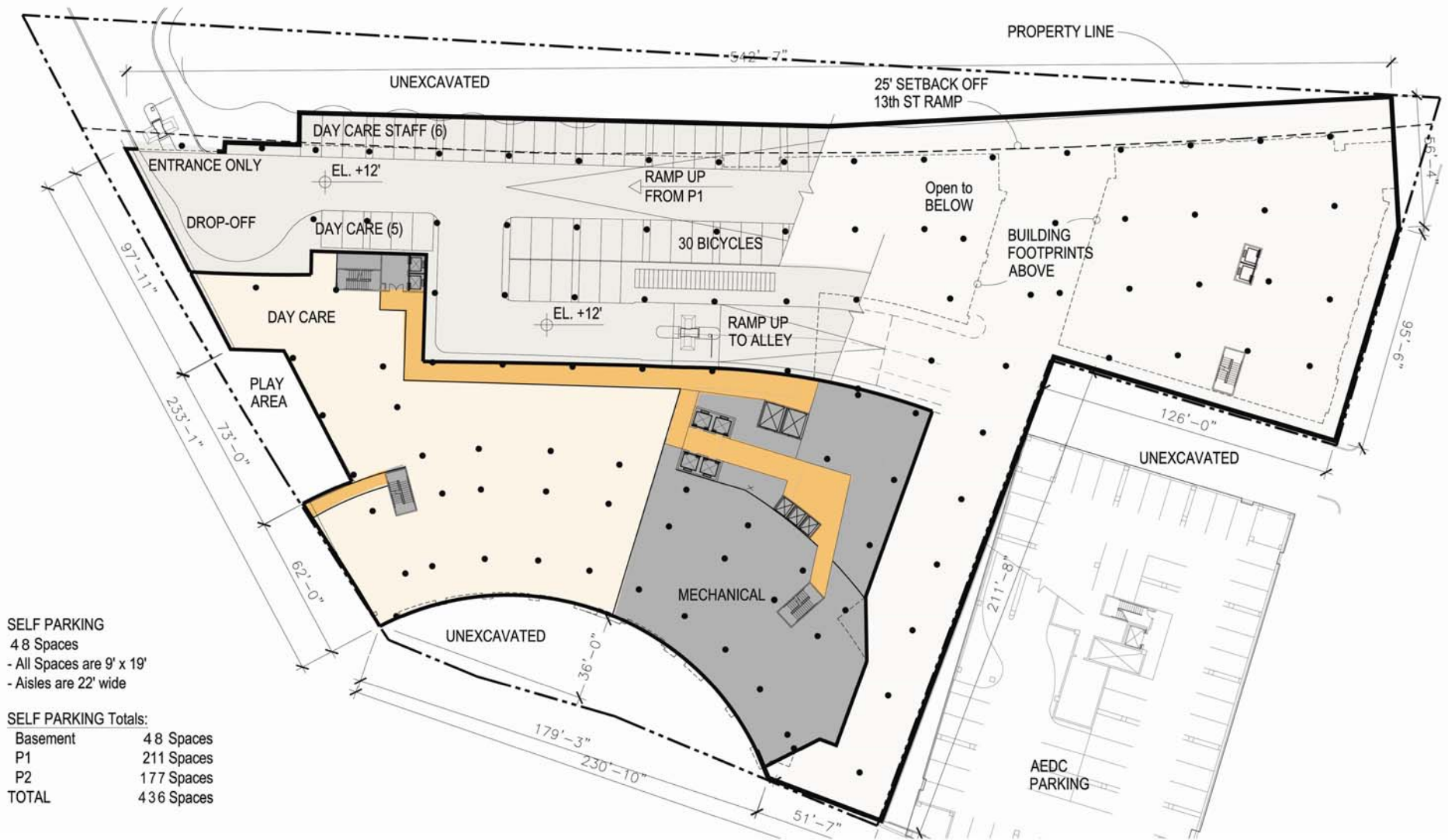


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BASEMENT

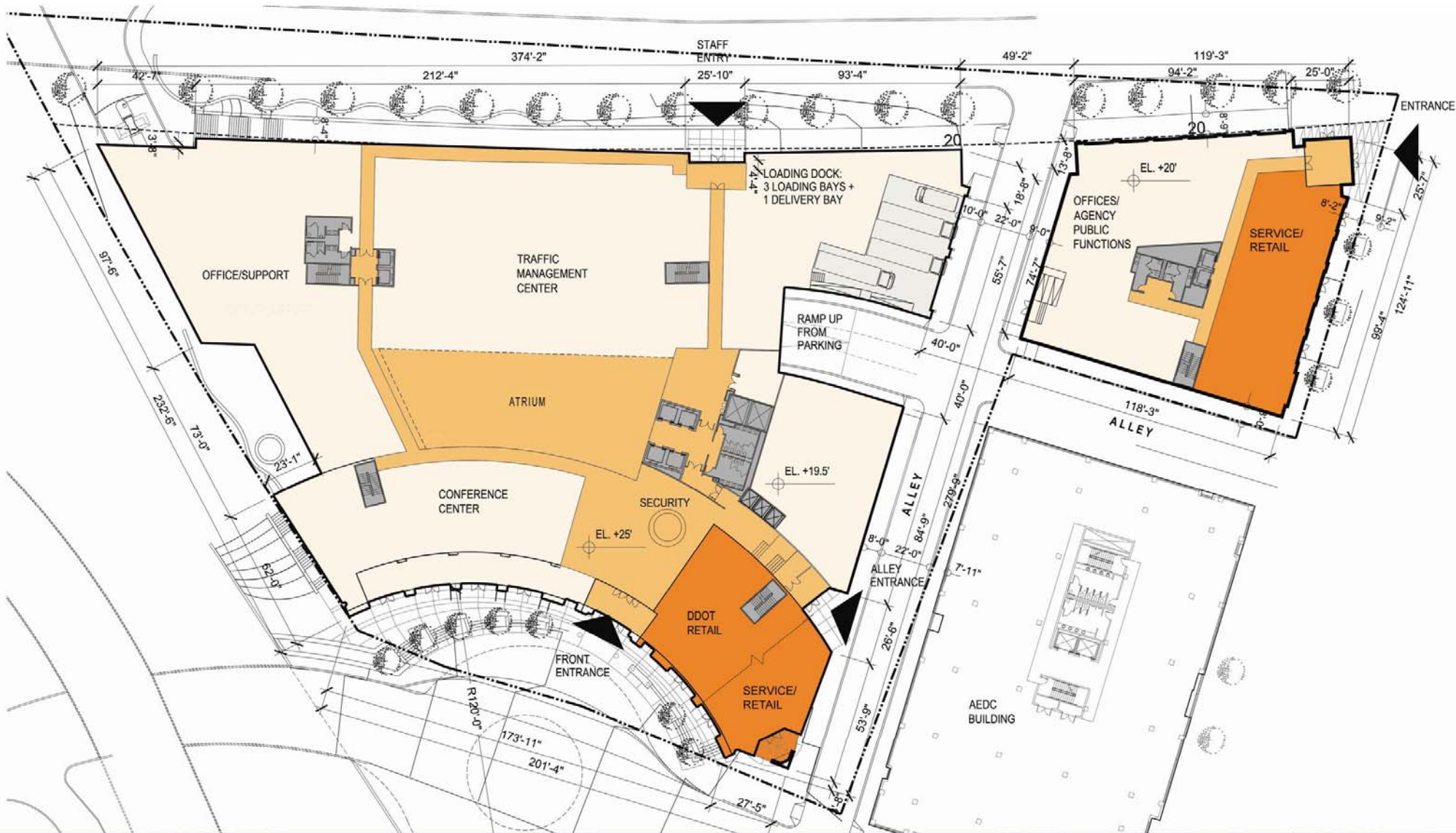


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A3



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ENTRANCE LEVEL

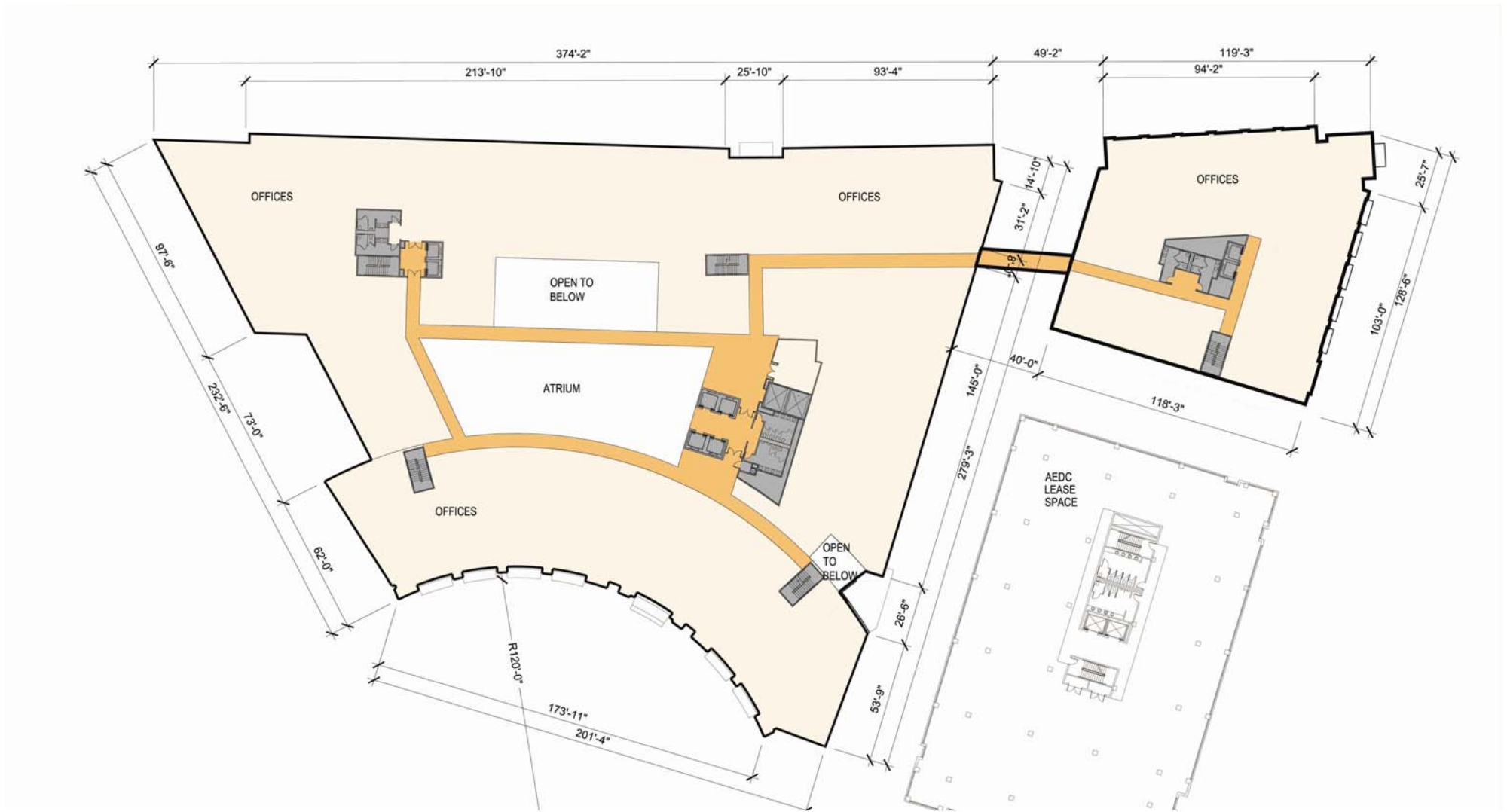


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SECOND LEVEL

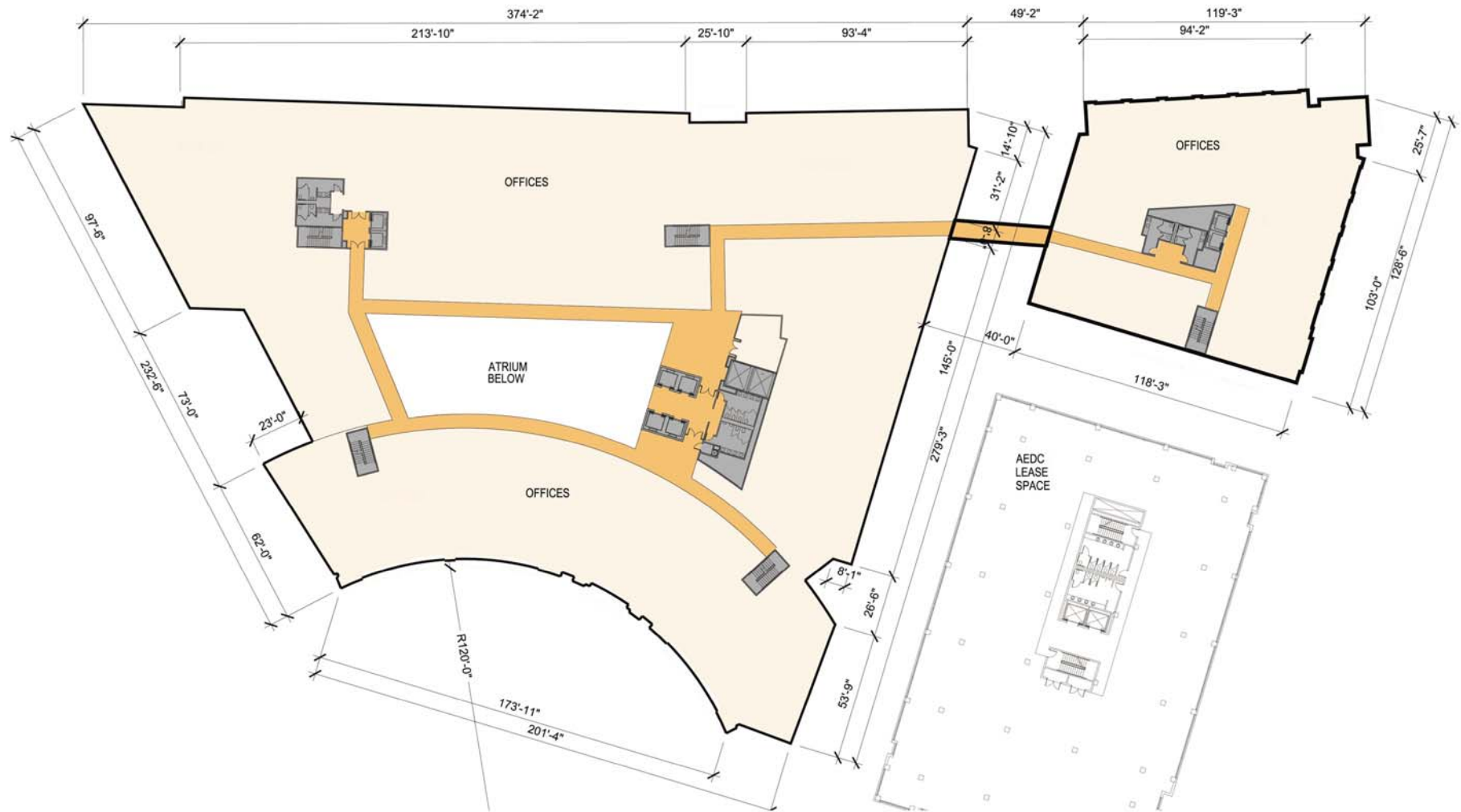


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A5

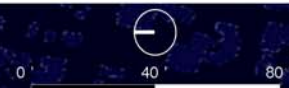


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THIRD LEVEL

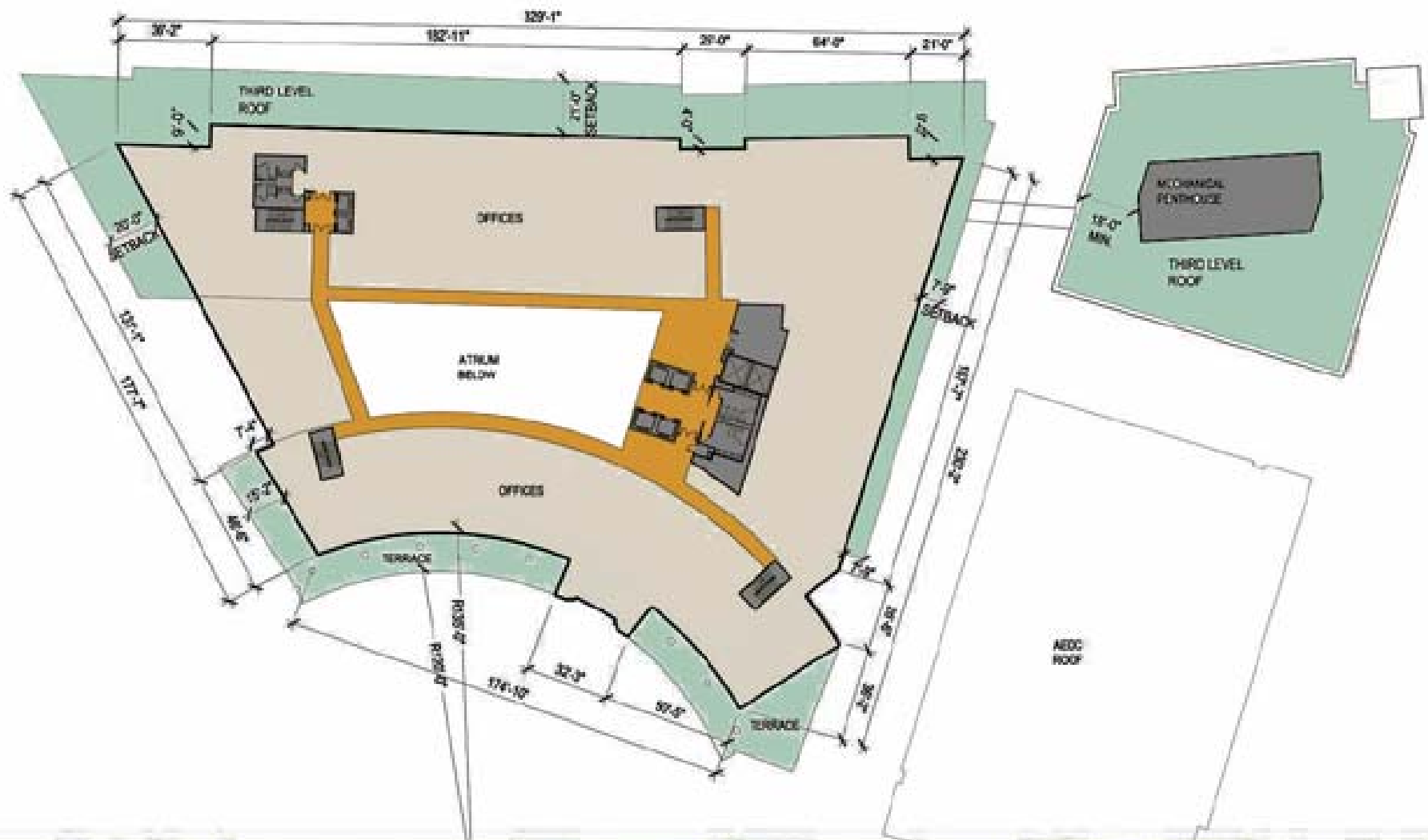


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FOURTH LEVEL

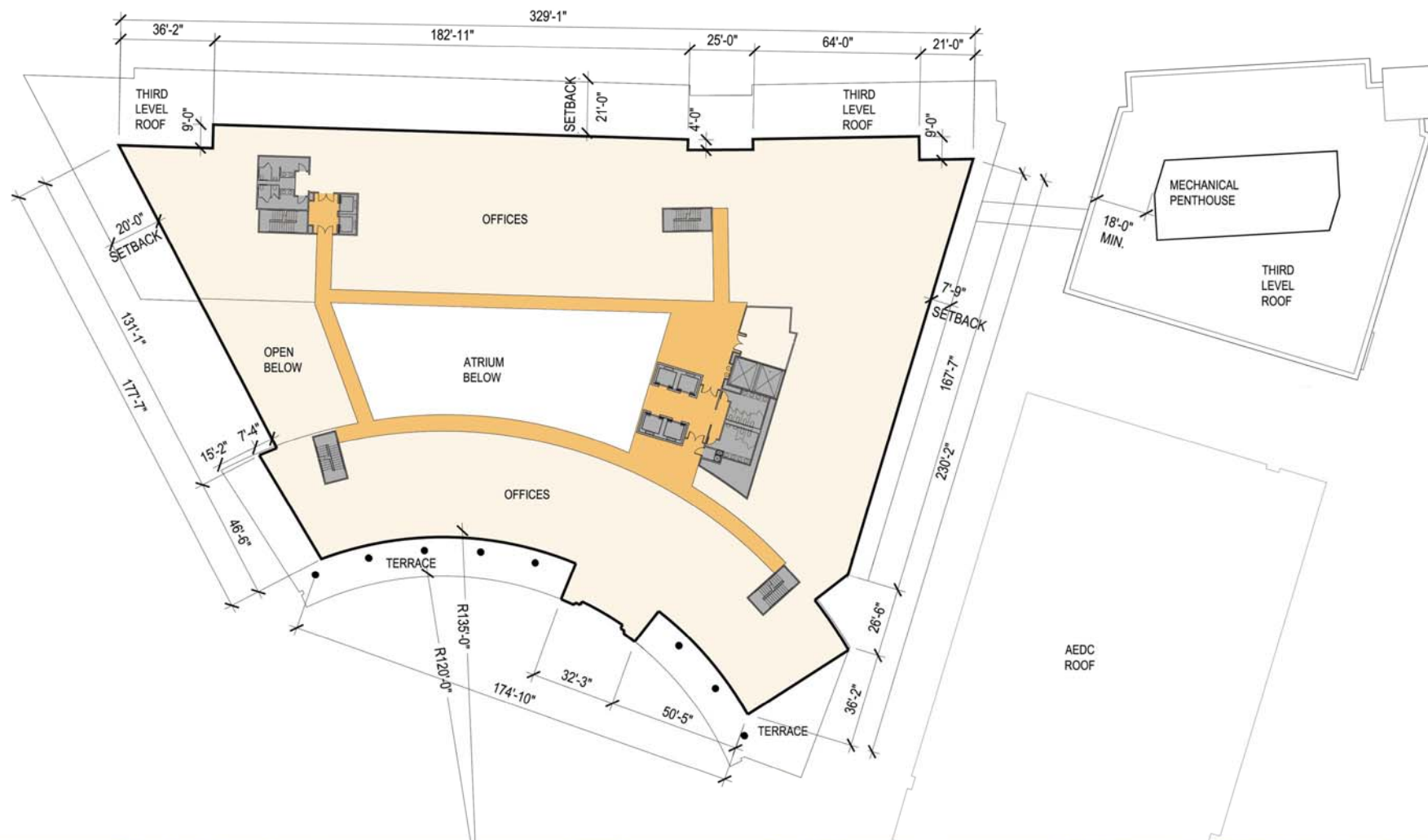


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Dimensions in feet

A7



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FIFTH LEVEL

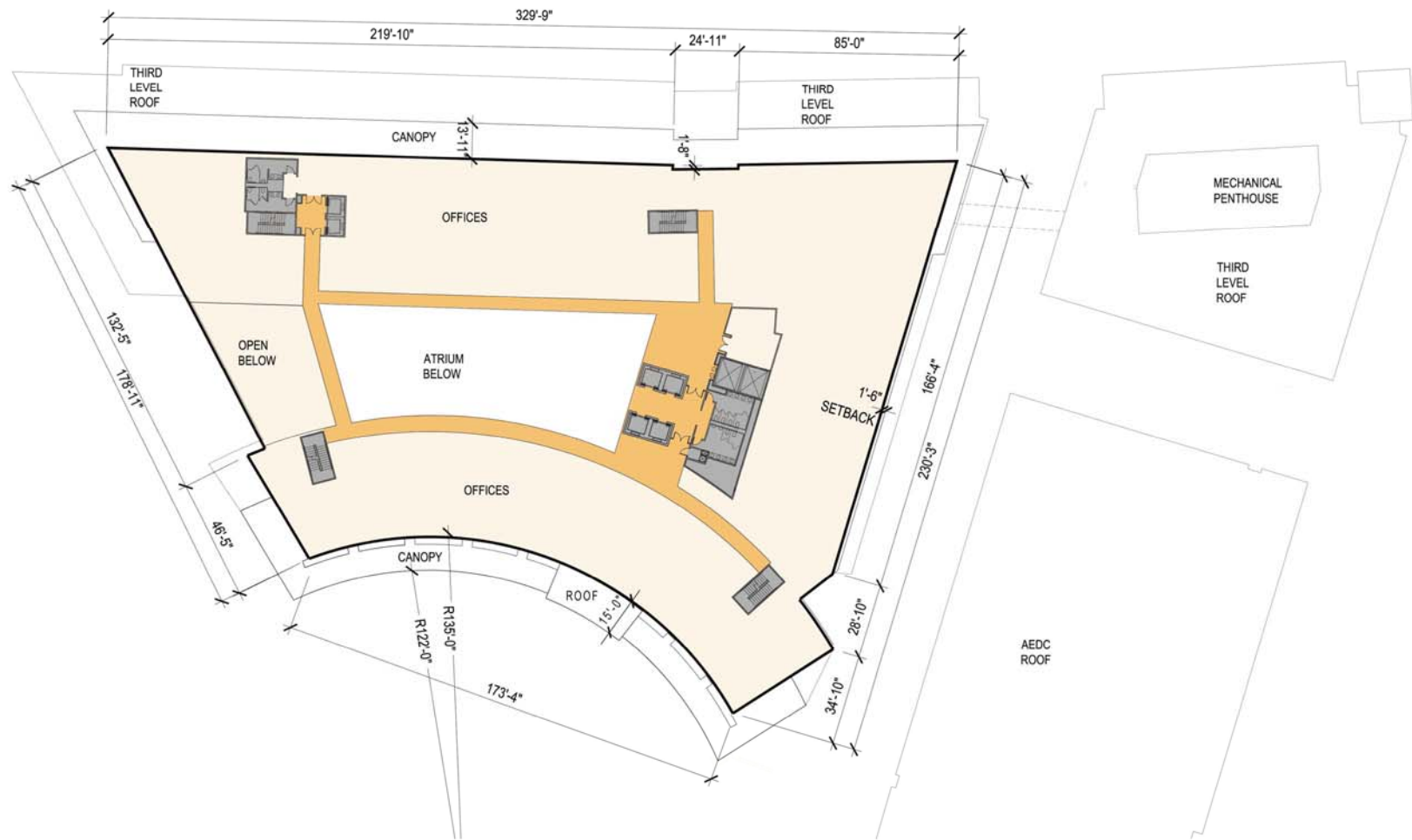


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SIXTH LEVEL

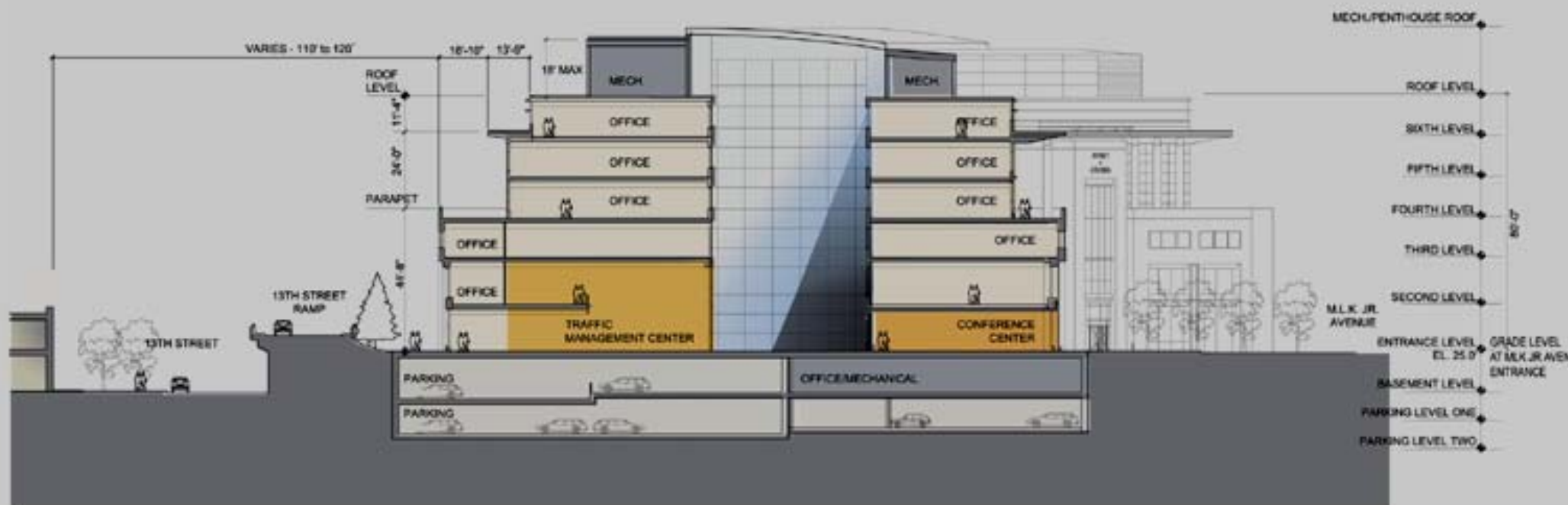


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WEST—EAST SECTION

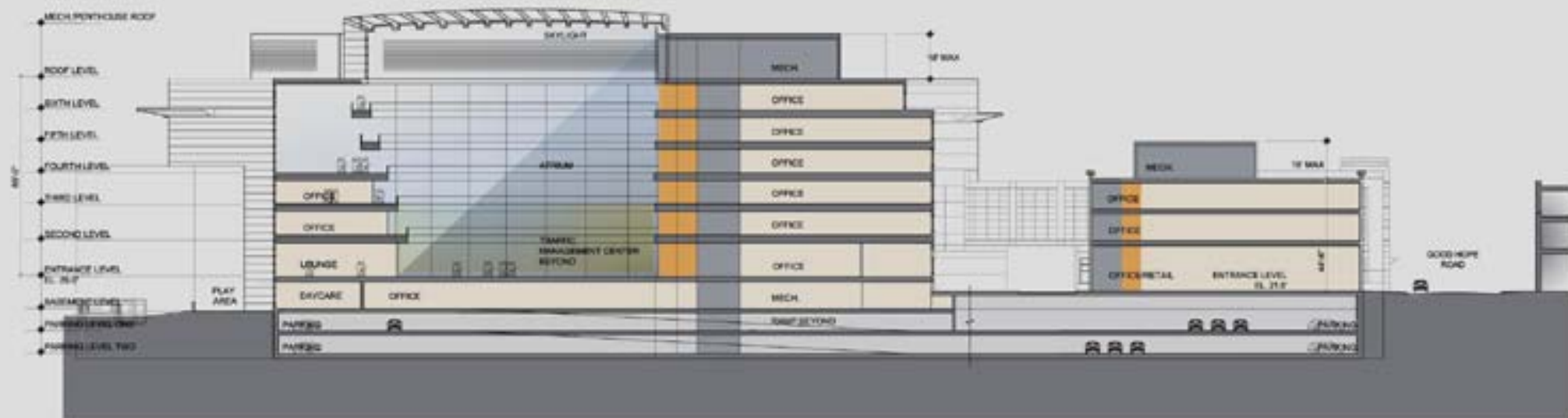


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NORTH - SOUTH SECTION



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0' 40' 80'

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ELEVATIONS

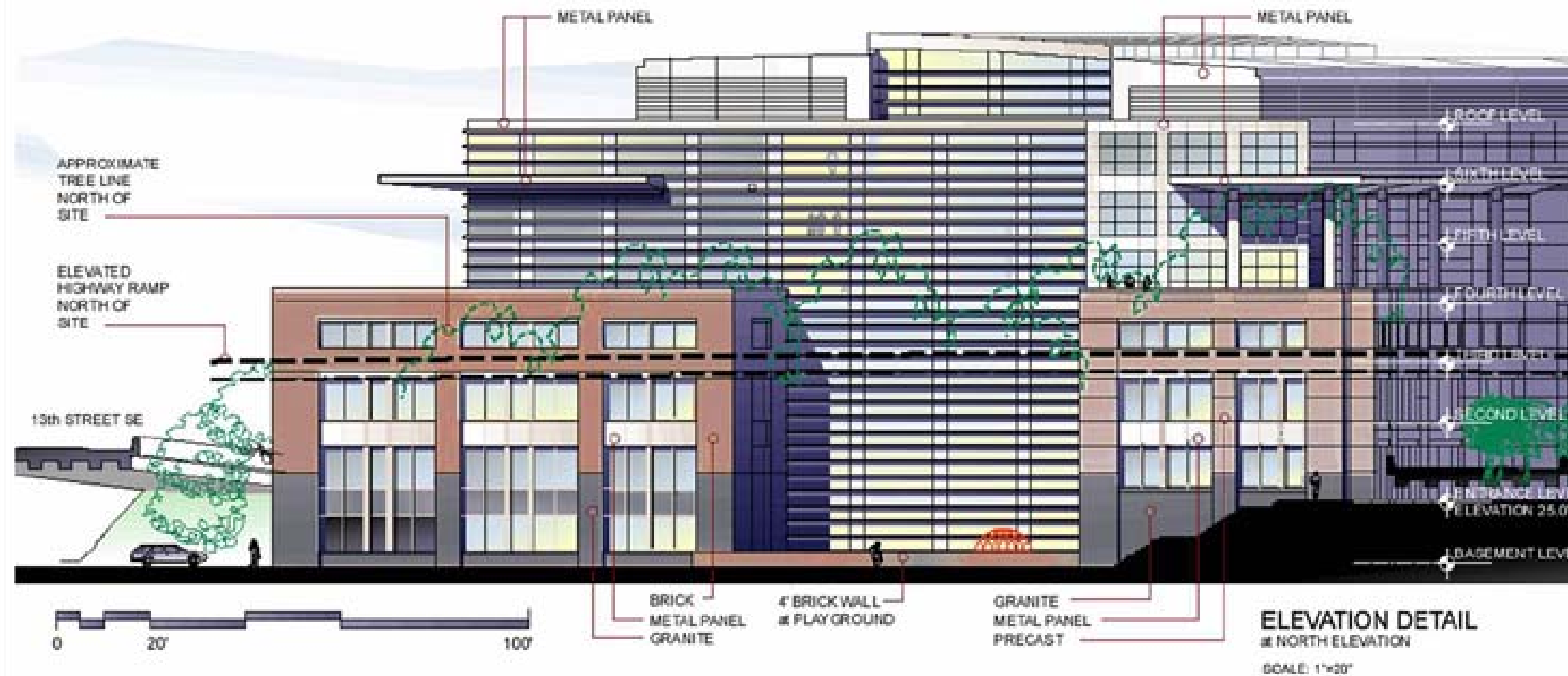


ANACOSTIA GATEWAY GOVERNMENT CENTER
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0' 40' 80'

DRAWING NO.

A30



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ELEVATION / SECTION DETAILS (N. ELEV.)



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ELEVATIONS

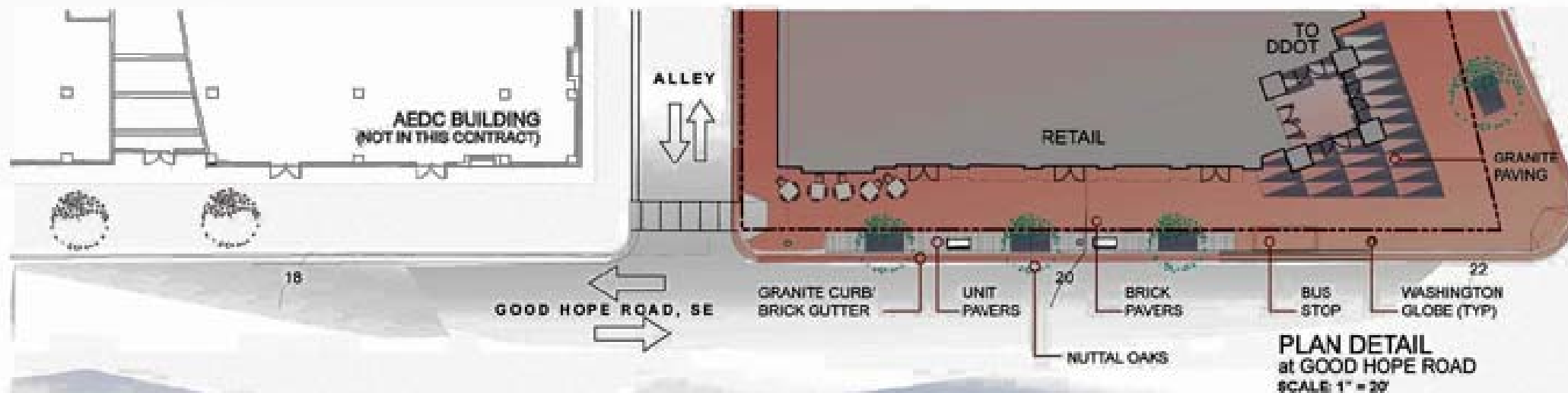


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0 40 80

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ELEVATION / SECTION DETAILS (GOOD HOPE)

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VIEW FROM MARTIN LUTHER KING JR. AVENUE

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PERSPECTIVE VIEW



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CORNER OF GOOD HOPE ROAD AND 13TH STREET

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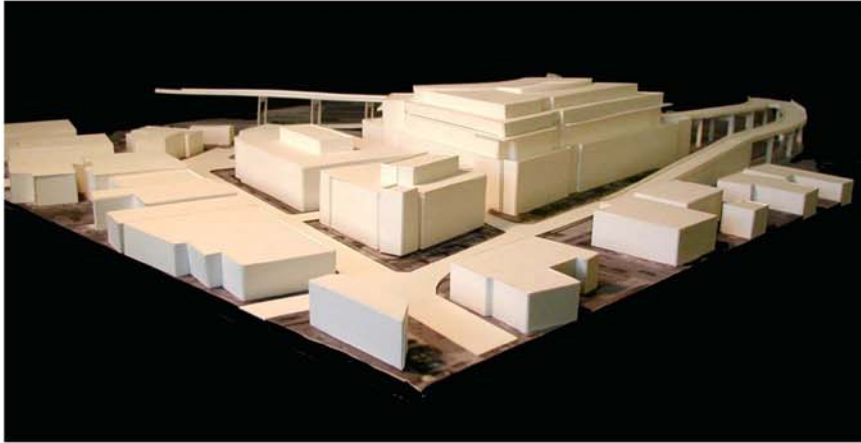
PERSPECTIVE VIEW



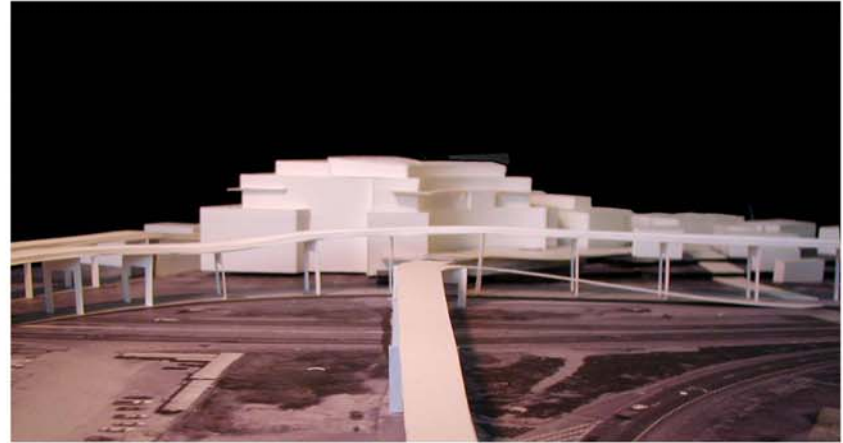
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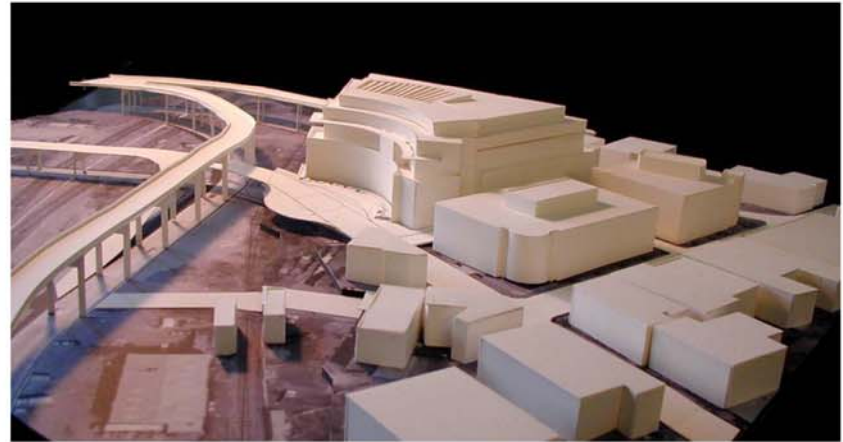
VIEW ALONG 13TH STREET LOOKING TO THE RIVER



VIEW FROM THE 11TH STREET BRIDGE



VIEW FROM THE 11TH STREET BRIDGE



VIEW LOOKING FROM SW DOWN MLK AVENUE

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MODEL VIEWS



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A50

GOVERNMENT CENTERS PROJECT TEAM

DISTRICT OF COLUMBIA – OFFICE OF PROPERTY MANAGEMENT

Carol Mitten, Director

Peter May, Deputy Director

Aram Kailian, AIA – Project Manager

PROGRAM MANAGERS – Anacostia Gateway Government Center

C.B. Richard Ellis

Heery International

Minnesota Benning Government Center

Parsons Transportation Group

Devroux & Purnell

Delon Hampton



D I S T R I C T O F C O L U M B I A

OFFICE OF PROPERTY MANAGEMENT
GOVERNMENT CENTERS

*FOR MORE INFORMATION ON THIS PROJECT,
PLEASE CONTACT:*

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Project Manager

Office of Property Management

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Email Address: Aram.Kailian@dc.gov